45								
		PETITION	N FOR REVIEW	OF REAL PRO	OPERTY VALUA	TION F	OR OFFICIAL	USE ONLY
FII	LED FOR TAX YEAR _		RSUANT TO A.R.S. TITI See Instructions fo			7	MOL	)) [
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	possible further appe United States Posta	Paisi lavno	y or true completen t		EVIDEN	I P E IS	your records ( mailed to file ere mailed	and for use in this petition.
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3.		LE PARCEL APPEAL CHI			- DADOS! ADDSA! 5			
4.	OUT OF THOPER !	. COMMERCIAL / INDU	STRIAL (SPEC	IFY TYPE: Apart	ment, Office, warehou	ORM (DOR 82	131). SEE INS	TRUCTIONS.
	VACANT LAND	AGRICULTU	IRAL 🔽	OTHI	ER	use, etc.)		
5A.	OWNER'S NAME Thomas R Waddell			5B. MAII	DECISION TO: (IF	DIFFERENT TI	HAN 5A)	>
	PO Box 737			Donald				
	ADDRESS Tolleson, AZ 85353			POBO	c 61852			
	CITY, STATE, ZIP CODE			CITY CTAT	K, AZ 85082			
5C.	IF OWNERSHIP HAS	S CHANGED CHECK HE	RE . ATTACH RE	ECORDED DOCL	JMENTATION.			
5.	PETITION COMPLET	TED BY: (Specify Owner,	Agent, Attorney, etc.)	Donald Roelke	, Attorney for Own	er		į
00	nald Roelke	A	0 11/6		(4	80) 839-1009	)	
PC	Box 61852		) 000/0		Phoenix, AZ 850	TELEPHONE		
٩GE	ADDRESS ENTS ONLY: REAL ESTA	ATE APPRAISAL DIVISION	100		CITY, STATE, ZIP CODE		1000	7 - 1
7.		N: MARKET SALES AF	<del></del>		ATE BOARD OF EQUA			<u>/</u> `
10.	Additional documents	submitted must contain the	he natel number and	ST APPROACH [			OTHER (ex	plain below)
	to this petition.	eing farmed. It should	be assessed as ac	ricultural farm l	and. The Agricultu	ral Land Use	Application is	attached
	The position is							
}	VALUE SHOWN ON	LEUI CASH		Timeres				· N
	NOTICE OF VALUE	FULL CASH VALUE \$	451,700	LIMITED PROPERTY	451,700	PROPERTY	ASMT	1501
),	OWNER'S OPINION OF VALUE	FULL CASH VALUE \$	96,000	VALUE \$ LIMITED - PROPERTY		PROPERTY	2 RATIO	15% Y
0.		THAT THE INFORMATION		VALUE \$	65,000	CLASS	2 RATIO	15% 2
	ATTACHED IS TRUE	E AND CORRECT.	AN INOLODED ON					16 3
	X SIGNATURE OF PROP	PERTY OWNER OR REPRES	ENITATIVE	(480) 839-1			@gmail.com	24
				TELEPHONE	NUMBER	EMAIL AD	DRESS	0,0
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sr24120 - 698

## MARICOPA COUNTY ASSESSOR'S OFFICE

PAGE 1 07/31/2020

Notice-of Decision for Tax Year 2021 is Hereby Given To:

Parcel No: 400-62-001

196131

Appeal No:

Property Use: 0014

ROELKE DONALD ATTY ROELKE DONALD ATTY

WADDELL THOMAS R

P O BOX 737

PO BOX 61852

PHOENIX, AZ 85082

TOLLESON, AZ 85353

TOTALS	(602)	852-0 Es	Owner stimate	P	Assessor Value		assessor Decision
FCV LPV	:	\$ \$	96,000 65,000	\$ \$	451,700 451,700	\$ \$	451,700 451,700
LEGAL CLAS	SS/Rati	o: 0.	0		2.R/ 15.0		2.R/ 15.0

#### BASIS FOR RESULTS:

BASED ON A REVIEW OF YOUR DOCUMENTATION AND/OR FIELD INSPECTION, IT HAS BEEN DETERMINED THE SUBJECT PROPERTY (S) DOES NOT MEET THE REQUIREMENTS SPECIFIED IN A.R.S. 42-12151 AND/OR A.R.S. 42-12152.

A petitioner whose request is denied in whole or in part may appeal to the State Board of Equalization within 25 days after the assessors decision is mailed, or to court within 60 days from the mailing date of this decision.

To file with the State Board, send the "Board Copy" of the original appeal form filed with the Assessor, and a copy of this decision to 100 North 15TH Avenue, Suite 130, Phoenix, AZ 85007. If you are unavailable for hearing on specific dates, between the time you file with the Board and October 15, you should attach a note to the front of the appeal form specifying the dates you are not available. The Board does not reschedule without serious medical reason or like cause. This does not guarantee scheduling that coincides with the dates of your availability. You may request that the appeal be heard "On the Record", (review of written evidence only), by checking the appropriate box on the Board copy of the appeal, (refer to item 10 on "Petition for Review" form).

( ) Agent Authorization Form DOR 82130AA Attached

Signature Of Owner/Appellant or Attorney

Dawn Marie Buckland

08/03/2020

CHIEF DEPUTY

Mail Date

Donald P. Roelke
Attorney At Law
P. O. Box 61852
Phoenix, Arizona 85082
(480) 839-1009

August 25, 2020

Clerk
Arizona State Board of Equalization
100 North 15th Avenue, Suite 130
Phoenix, AZ 85007

Re: Petitioner Thomas R. Waddell
Maricopa County Parcel No. 400-62-001

Dear Clerk:

Enclosed for filing is a copy of the 2021 Petition for Review of Real Property Valuation and the assessor's decision for this parcel, parcel number 400-62-001. Please schedule the hearing of this matter in the afternoon or after 11:00 a.m. Thank you for your assistance.

Very truly yours,

Donald P. Roelke

Enclosures
Certified mail # 7016 1970 0000 9704 0689

# PETITIONER EVIDENCE

PARCEL:

400-62-001 (160 acres of land)

OWNER:

Thomas Waddell

LOCATION:

South of Buckeye at Tuthill Road and

Queen Creek Road.

AGRICULTURAL CROPLAND STATUS GRANTED BY ASSESSOR FOR TAX YEARS FROM BEFORE 2000 TO 2019

PRESENT ASSESSMENT:

\$451,700 (\$2,823/acre as Vacant

Market Land)

REQUESTED ASSESSMENT:

\$297,840 80 acres as Agricultural Crop Land, 80 acres as Market Land)

This property is 160 acres of land with no improvements located south of Buckeye south of Queen Creek Road and east of Tuthill Road. The assessor removed the agricultural status for this property for the 2019 tax year in September 2017 because the agricultural lease on the property had expired and an updated agricultural application was not in his file. This property had been classified and assessed as agricultural crop land for over 20 consecutive years before 2019. Petitioner did not realize that the agricultural status for this property had been removed until the fall of 2019 when he received his 2019 tax bill for this property.

Petitioner and his son operate a farming operation as Waddell General Partnership, L.L.C., that farms over 1,000 acres of land in Maricopa County. In 2019 wheat was planted on 30 acres of this property. The wheat was harvested in 2020. Petitioner plans to plant 80 acres of barley on this property this fall.

Petitioner requests that 80 acres of this property be changed to agricultural classification status for the 2021 tax year at \$900 per acre. The 2021 limited property value should be a rule B because of this change in the use for more than 5% of this property. An economic unit for agricultural crop land is 20 acres or more per A.R.S. 42-12151(1).



#### EXHIBITS:

- 1. Petitioner's Statement of Agricultural Use of Property.
- 2. Photographs of Wheat Planted on Property in 2019.
- 3. Assessor's Public Record for Property Stating Agricultural Use of Property in 2016, 2017 and 2018.
- 4. Assessor's Parcel History for Property.
- 5. Statute A.R.S. 42-12151(1) Stating 20 Acres of Crop Land Qualification as "agricultural real property."
- 6. Agricultural Application Land Use Application for Property for 2021.

#### THOMAS WADDELL STATEMENT

- 1. I am the owner of 160 acres of land located south of Buckeye, Arizona, south of West Queen Creek Road and east of Tuthill Road. This land is identified by Maricopa County Assessor's parcel number 400-62-001.
- 2. In October 2019 I planted wheat on approximately 30 acres of this land.
- 3. This wheat was harvested in May and June, 2020.
- 4. I took photographs of the wheat crop when it was planted and after it was growing in 2019 and after it was harvested in 2020. The photographs are being provided with this statement.
- 5. In late August 2020 I intend to plant barley on about 80 acres of this land. It will be harvesting (green chopped) in December 2020.

Thomas Waddell

7-23-2020

Date





### 400-62-001 Land Parcel

This is a land parcel and the current owner is WADDELL THOMAS R. Its current year full cash value is \$451,400.

## **Property Information**

MCR#

Description:

NE4 160 AC

Lat/Long

Lot Size

6,969,600 sq ft.

Zoning

**RU-43** 

Lot#

High School District

**BUCKEYE UNION #201** 

Elementary School District LIBERTY ELEMENTARY SCHOOL DISTRICT

Local Jurisdiction

NO CITY/TOWN

S/T/R

17 2S 2W

Market Area/Neighborhood 12/005

Subdivision (0 Parcels)

#### Owner Information

#### WADDELL THOMAS R

Mailing Address P O BOX 737, TOLLESON, AZ 85353

Deed Number 040723841 Last Deed Date 06/25/2004

Sale Date

n/a

Sale Price

n/a

### Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our <u>data sales</u>.

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program.

CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$451,400	\$722,300	\$120,000	\$96,000	\$69,600
Limited Property Value	\$451,400	\$440,603	\$61,123	\$58,212	\$55,440
Legal Class	s 2.R	2.R	2.R	2.R	2.R
Description	AG / VACANT LAND / NON- PROFIT R/P				
Assessmen Ratio	<sup>t</sup> 15%	15%	15%	15%	15%
Assessed LPV	\$67,710	\$66,090	\$9,168	\$8,732	\$8,316
Property Use Code	0014	0014	4110	4110	4110
PU Description	Vacant Residential Land	Vacant Residential Land	AGRICULTURAL	AGRICULTURAL	AGRICULTURAL
Tax Area Code	250002	250002	250002	250002	250002
Valuation Source	Notice	Notice	Notice	Notice	SBOE

SP50010

Maricopa County Assessor's Office Parcel History Report

Page: 1 of 5 Date: 10/17/2019

REQUESTOR: FRONT COUNTER

Parcel Num: 400 -62-001

Status: ACTIVE

Address:

City:

							CICY.
Tax Yr	Date Ent	Auth#	Typist	Rev	Act	Res	Comments
2020 (	08/07/2019	7795	7795	6	1	2	
2 F	2020 UPDATE AND/OR ON S	E: AG FO	RMS DEN PECTION.	IED. FARM	NO EV	VIDENO 710	CE OF AG USE PER DOCUMENTATION REVIEWED
2020	06/27/2019	3859	3859	6	1	2	
2 I	2020 AG FOI A.R.S. 42-	RMS AND/0 12155	OR COPY	OF LE	ASE :	FILED	TIMELY TO RECEIVE NOTICE OF CHANGE PER
2018	09/12/2017	7795	7795	1	1	2	
P P	AGRICULTURA APPLICATION	AL CLASSI N NOT SUE	FICATIO BMITTED.	N REM	OVED	- LE	ASE EXPIRED 12/31/2016. UPDATED AS TO OWNER TO REAPPLY.
2018 1	12/22/2016	7818	7818	9	9	2	
2 1	2018 U/D: N FARM #	ALUA, SA 2414	LL AND/	OR FA	RM LI	EASE F	REVIEWED AND APPROVED. PUC 4110 AG_DIST
2018	9/01/2016	3302	3302	1	1	2	
	2018 AG FOR A.R.S. 42-1		R COPY	OF LE	ASE I	FILED	TIMELY TO RECIEVE NOTICE OF VALUE PER
2018	7/26/2016	7795	7795	1	1	2	
Ç		IONS - LE	CASE EXP	IRED/	NEW I	FORMS	FARM #2414. PARCEL DOES NOT MEET NOT SUBMITTED. AGRICULTURAL
2016 1	10/26/2015	7795	7588	9	1	6	
C	CONCURS WIT LAND FROM: IMPR N/C ( FCV FROM: LPV FROM: CLS/AR LAN PUC FROM:	FH ASSESS: \$ 45 } \$ 5 \$ \$ 45 \$ \$ 30 ND 2 0014 TO	SOR RECO 6,300 T 0 6,300 T 5,721 T 1.R @10 4110;	MMEND O \$ O \$ O \$ O \$ O \$ O \$ D S O S O S O S O S O S O S O S O S O S O	ATION 69 69 59 CHAN	N. VAI 9,600 9,600 5,440 NGE. B9 1	CO Al CON APPROVAL.
2016 0	08/05/2015	7795	7795	9	9	2	
	2016 U/D: LN FARM #		ALL AND/	OR FA	RM L	EASE 1	REVIEWED AND APPROVED. PUC 4110 AG_DIST

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KEY 1. CANVASS 4. CALLBACK 7a. PROTEST-ASSESSOR	8. AUDIT
REASON 2. PERMIT 5. SPLIT b. PROTEST-B OF E	9. OTHER
FOR C. PROTEST-SBPTA	10. OTHER
PREVIEW 3. AERIAL 6. RECHECK d. PROTEST-SUPERIOR COURT	
*************	*******
KEY 1. REWORK 4. CORRECTION TO COMPONENTS	7. NEW CONSTRUCTION
ACTION 2. SPLIT-PLACE IMPS 5. PARTIAL COMPLETE	8. DEMOLITION
TAKEN 3. ADDITION TO COMPONENTS 6. I.P.R	9. NO CHANGE
***********************	********
KEY 1. CREATE 3. DELETE 5. SECURED ONLY	7. CALLBACK
	O DECOTIENTON

RESULTS 2. UPDATE 4. OVERIDE 6. NONE

8. RESOLUTION

#### 42-12151. Definition of agricultural real property

In this article, unless the context otherwise requires, "agricultural real property" means real property that is one or more of the following:

- 1. Cropland in the aggregate of at least twenty gross acres.
- 2. An aggregate ten or more gross acres of permanent crops.
- 3. Grazing land with a minimum carrying capacity of forty animal units and containing an economically feasible number of animal units.
- 4. Land and improvements devoted to commercial breeding, raising, boarding or training equine, as defined in section 3-1201 or equine rescue facilities registered with the department of agriculture pursuant to section 3-1350.
- 5. Land and improvements devoted to high density use for producing commodities.
- 6. Land and improvements devoted to use in processing cotton necessary for marketing.
- 7. Land and improvements devoted to use in processing wine grapes for marketing.
- 8. Land and improvements devoted to use in processing citrus for marketing.
- 9. Land and improvements devoted to use as fruit or vegetable commodity packing plants that do not cut or otherwise physically alter the produce.
- 10. Land and improvements owned by a dairy cooperative devoted to high density use in producing, transporting, receiving, processing, storing, marketing and selling milk and manufactured milk products without the presence of any animal units on the land.
- 11. Land of at least five acres and improvements devoted to algaculture. For the purposes of this paragraph "algaculture" means the controlled propagation, growth and harvest of algae.
- 12. Land and improvements devoted to agritourism as defined in section 3-111.

## AGRICULTURAL LAND USE APPLICATION

		Agricultur	al Unit Number		
NER: NAME & ADDRESS - PLEASE PRINT		Agricultur	al Unit Number	-	
mas R Waddell					
Box 737	1		if you are choos	sing the Quic	k File Option
		(See the ins	tructions)		
eson, AZ 85353					
	Totals:	Parts A	A, B & C (c	ombined)	
isting of Agricultural Land	Agricult	ural Land	Total Acr	es	
Continuation Page(s) (form DOR 82916-C) if necessary	Carrying (	Capacity	Annual AU	M's	
	See instruction	ns for carry	ing capacity per	rtaining to gra	zing land
Deeded Land You Own					
Land Parcels Land Use		Homesite		SSOR'S USI	ONLY
Assessor's Parcel ID Number (see codes)	(AG Land)	Acreage	Parcel Size	App Dei	n PUC
400-62-001 FC	160.00	0.00			
Assessor's Parcel ID Number (see codes)	Leased	Begin	End	Owne	er's Name
					***************************************
Government Land Leased to You(	or subleased to	you)		•	Carrying
# Gov't Agency e.g. BLM, Forest Service, State Land Dept. Permit #, Allotn		Lease Begin	Term Dates End	Acres	Annua AUM's
а					
10-42	w. azleg.gov/Ariz separate sheet on t, to the best of n rsigned. ments prescribed	onaRevised of paper and ony knowledg in A.R.S. § expectation of	Statutes, aso No attach it to your pe, of the proper 42-12152, "Crite f profit.  Owner	ote: If you lear application.  Ity that is owr  Ity a for classi	ave any ned,
turn of Owner or Depresentative // Date		DA DING II AUU	HOUDIC!		relebilone
ture of Owner or Representative	TAIN Warne (an	2000	ke@gmail.con		



## **ASSESSOR EVIDENCE**

## 2021 SBOE Agricultural Appeal Review

Parcel Number: 400-62-001

Single Parcel

1

Appraiser #

Date

**SBOE Docket #** 

961

09/28/2020

Approved:

7889 7889 4/28/2020 9/14/2020

**Hearing Date:** 

Approved:

Approved:

Market Values		Agricultural Values		AG District / Legal Class	s:	1N
Market Land Value	\$451,700	Land	\$0	Agricultural Rate:	Field	\$860
Improvement	\$0	Improvement	\$0		Land	Imps
Full Cash Value	\$451,700	Full Cash Value	\$0	2.R Agricultural	0.00%	0.00%
Limited Value	\$451,700	Limited Value	\$0	2.R Market	100.00%	0.00%
				3 Owner Occupied	0.00%	0.00%
Market Rate \$ / AC	\$2,823	AG Land Size (A/C)	0.000	4 Rental	0.00%	0.00%
Dulo 44		Total Land Size (A/C)	160.000	4 Rental	0.00%	0.00%
Rule A1		PUC 001	4	1 Commercial	0.00%	0.00%

Reconciliation:

No Reduction Recommended

\$451,700

2021 Assessor Level Appeal: The Assessor recommends no change of the subject's \$451,700 FCV with no agricultural classification. The PUC is 0014. The PSC is A1. The legal class is 100% 2R land only.

The subject property is located on the south east corner of Tuthill Rd and Queen Creek Rd. in unincorporated Maricopa county. A review of the property shows no evidence of agricultural production in any of the past 3 years.

The petitioner has supplied an agricultural land use application, but no lease or lease abstract was provided. The property owner is not an approved agricultural operator.

Petitioner's Basis: Request for agricultural classification

Assessor's Basis: Per statute 42-12152, the property(s) do not qualify for the agricultural classification. The property(s) do not meet the primary standards which are the primary use as being operated agriculturally for a minimum of 3 out of 5 years, the expectation of profit when compared with other approved operations and the determination that the parcel(s) do not contribute to the overall agricultural business.

80 Act =

		SP24	SP24115S	Mari	aricopa County SBOE Appeal De	Maricopa County Assessor's Office SBOE Appeal Decision Calculator	Date Page	09/14/20 1	
Prime Parcel: 400-62-001	el:	400-62	-001	Appeal No: 196131	196131 S	Dkt No: 00961	L/C Chg: N		
Parcel	PUC	PUC PSC	ORC	Rec Land	Rec Impr	Rec FCV CI	CHG Land L/C		Impr L/C
400-62-001 0014	0014	1 A1	91	451,700		451,700	0/0	0/0	010
Total	Н			451,700		451,700			
Hearing Results:	sults					Hearing Appr#:			
Land:				ı		Board's Basis:			
Imps:				1					
FCV:				I					
LPV:				1					

Parcel Number: 400-62-001 аянтить ラミンじのじじ う かのじ

Subject Map

## 42-12152. Criteria for classification of property used for agricultural purposes; exception; affidavit

- A. Property is not eligible for classification as property used for agricultural purposes unless it meets the following criteria:
- 1. The primary use of the property is as agricultural land and the property has been in active production according to generally accepted agricultural practices for at least three of the last five years. Property that has been in active production may be:
- (a) Inactive for a period of not more than twelve months as a result of acts of God.
- (b) Inactive as a result of participation in:
- (i) A federal farm program that allows voluntary land conserving use acreage or acreage conservation, or both.
- (ii) A scheduled crop rotation program.
- (c) Inactive or partially inactive due to a temporary or partial reduction in or transfer of the available water supply or irrigation district water allotments for agriculture use in the farm unit. For land within an irrigation district in a county with a population of less than nine hundred thousand persons, the temporary or partial reduction or transfer may be verified by an official certification from the irrigation district to the county assessor that confirms the reduction or transfer, except that if that land is located in an active management area and the land does not have an irrigation grandfathered groundwater right, the land is not eligible as cropland. A certification for temporary or partial reduction is not valid for full inactivity of the farm unit for more than one year.
- (d) Grazing land that is inactive or partially inactive due to reduced carrying capacity or generally accepted range management practices.
- 2. There is a reasonable expectation of operating profit, exclusive of land cost, from the agricultural use of the property.
- 3. If the property consists of noncontiguous parcels, the noncontiguous parcels must be managed and operated on a unitary basis and each parcel must make a functional contribution to the agricultural use of the property.
- B. If feedlot or dairy operations that are in active production are moved to another property at which the operations are in active production, the requirement that the property be in active production for at least three of the last five years does not apply to the property to which the operations are moved for the first three years after the operations are moved.
- C. The requirement in subsection A, paragraph 2 of this section is satisfied if the owner files with the assessor an affidavit of agricultural use, signed by the owner attesting that all information in the affidavit is true and the property is actively producing with an expectation of profit.

#### 42-13102. Statement of agricultural lease

- A. Each lease of agricultural land or agreement to rent agricultural land for a period of more than ninety days shall be abstracted in a written statement in a form approved by the department containing at least the following information:
- 1. The name and address of the lessor and lessee.
- 2. The complete legal description of the property.
- 3. The situs address, if any, of the property.
- 4. The cash or cash equivalent of the lease payments.
- 5. The conditions of the lease, including the relationship, if any, of the parties.
- 6. The lessor expenses associated with the property excluding land cost, interest on land cost, income tax depreciation and capital improvements.
- B. The county assessor shall not use the information listed pursuant to chapter 15, article 2 of this title to supplement the information obtained pursuant to this section.
- C. The owner or lessor or an agent of the owner or lessor shall file the statement with the county assessor for use by the assessor for the valuation process under section 42-13101. If the ownership or the lessor or lessee of the property changes or if there is a change in the lease as abstracted pursuant to subsection A of this section, a new statement shall be filed with the assessor within three months after the change or before January 31, whichever is later.
- D. The assessor shall transmit a copy of the statement to the department.